

# PARFITT PROPERTY LETTINGS

First Floor, 5 Tindal Square, Chelmsford, Essex, CM1 1EH

Tel: 01245 444955

E-mail: [info@ParfittPropertyLettings.co.uk](mailto:info@ParfittPropertyLettings.co.uk)

VAT No 805 1521 67

## INFORMATION FOR PROSPECTIVE TENANTS

### **Holding Deposit, Tenancy Deposit and First Month's Rent**

You may be required to pay a Holding Deposit equal to a maximum of one week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

You will be required to pay a Tenancy Deposit equal to five weeks' rent, plus the first month's rent in advance. This amount is to be paid on or before the day you are due to move into the property, and can be in cash, by Bankers Draft or Bank Transfer made payable to Parfitt Property Lettings. Personal cheques cannot be accepted under any circumstances.

The Tenancy Deposit will be held in a Government approved Tenant Deposit Service Custodial Scheme for the duration of the tenancy, and will be refunded to you by them, subject to a satisfactory inspection at the end of the tenancy. The Tenancy Deposit will be returned within ten days (subject to any issues that may have arisen being resolved within this time).

All our Tenancy Agreements fall under the Housing Act 1996 and are known as an Assured Shorthold Tenancy. You will be required to sign the Tenancy Agreement prior to taking occupation of the property; this normally takes about half an hour, and all tenants must be present at the time of signing.

### **Utility Bills**

In both furnished and unfurnished properties, the tenants are responsible for all bills including gas, electricity, water, sewage, council tax, telephone, television license, cable, etc. during the period of the tenancy, unless you are advised otherwise. In leasehold properties, the Landlord is responsible for the ground rent and service charges.

### **Length of Tenancy**

Under the Housing Act 1996, the law requires the Landlord to allow the tenants a minimum period of six months. The maximum period is determined by yourself and the Landlord. After the expiry of the initial tenancy period, it may be possible for you to remain on a month-to-month basis; however, Landlords may wish to take the opportunity to review the rent amount at this stage.

### **Privacy**

Under the Housing Act 1996, the Landlord is required to allow you to have quiet enjoyment of the property and must give you reasonable notice if either they, or their agent, wishes access. However, it is required under law that you allow the Landlord or their agent, during reasonable hours with reasonable notice, access to inspect the property. Normally, property inspections are carried out every twelve weeks.

### **Pets**

This is usually unlikely; however, some Landlords will allow pets in freehold properties. With leasehold properties, it is usually forbidden under the terms of the lease to have pets in the property.

### **Refusal**

Tenants must be over the age of 18 years and we reserve the right to refuse any application without disclosing the reason.